system and presence of seepage in ground floor flats of the area ;

(c) if so, what action Government have taken in the matter; and

(d) whether Government have made any enquiry in respect of poor sub-standard construction of flats, if so, with what results ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) Yes, Sir.

(b) Some of the allottees have alleged abouot peeling off plaster in ground floor flats, poor drainage system and seepage in ground floor flats.

(c) As per Regulation 19 ofo the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations 1968, the allottees have been advised to attend to day to day maintenance of their flats. In case they require any technical assistance they can contact the field staff of the DDA.

(d) No, Sir. in so far as this area is concerned.

Pending urban development project of Tamil Nadu

1526. SHRI R. T. GOPALAN : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether some Urban Development projects of Tamil Nadu are lying pending with Government for approval ;

(b) if so, the details thereof ; and

(c) the time by which these projects are likely to be approved ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) No, Sir.

(b) and (c) Do not arise.

Assignment of civil contracts by the CPWD, R. K. Puram, New Delhi

1527. SHRI BEKAL UTSAHI : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) the number of civil contracts which have been awarded by the C.P.W.D. Sector-XII, R. K. Puram, New Delhi, from July, 1991 to 31st March, 1992 ;

(b) what is the nature of work assigned alongwith the amount allotted, type-wise ;

(c) what is the status of the officer who finally undertakes the inspection of the work done by the contractors and thereafter passes the amount for final payment of the contractors ;

(d) whether any complaints have been received in respect of the per quality of work ; and

(e) if so, what action Government propose to take against the CPWD employee(s)/contractors for default ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) 63 contracts were awarded by the CPWD Enquiry, Sector XII, R. K. Puram during the period from July, 1991 to March, 1992.

(b) The nature of work and amount are as given in the enclosed statement (*See* below).

(c) As per provisions of the CPWD Manual Volume II, the Executive Engineer-incharge and the Asstt. Engineer concerned, undertake the inspection of the work done by the contractors and test check the measurements, while making payment of final bill to the contractors. In case of major works, tht inspection of works and completion certificates are issued by the Superintending Engineer and Senior Architect concerned.

(d) No such complaints were received regarding the poor quality of work.

(e) Does not arise in view of reply to part (d) above.

Statement

Nature of work assigned in civil contracts

1. Repairs to plaster.
2. Replacement/Repairs of doors, Windows and Cupboards.
3. Repairs to Water proofing.
4. Distempering Painting and polishing.
5. Plinth protection.
6. Cleaning of Over-head Tanks.
7. Replacement of Broken Glasses.
8. Repairs to Water Supply and Sanitary lines.
9. Improvement of Approach Roads.
10. Refilling of Fire fighting equipments etc.

Details of amount Type-wise

(Amount : Rupees in Lakhs)

Type of Quarter	559 Type-II	112 Type-III	398 Type-IV	128 Type IV Special	Combined works of various types	Non-residential buildings, shopping and service centre
	3.54	0.35	5.35	0.86	16.34	0.32

Charges for Conversion and lease-hold to free-hold Flats

1528. CHOWDHRY HARI SINGH : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that the Delhi Development Authority have recently issued a notification making it compulsory for conversion by allottees of lease-hold flats to free-hold flats by paying to the Delhi Development Authority prescribed conversion chages ;

(b) whether the expenditure so incurred by an allottee of Delhi Development Authority flats for conversion from lease-hold to free-hold can be deducted from his annual income for Income Tax proposes or whether any income tax rebate would be allowed on that account ; and

(c) if the answer to part (b) above be in negative, what are the reasons for the same ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) Yes, Sir.

(b) and (c) According to Income Tax Act deduction under Section 24 is allowed in respect of repairs, annual charge, ground rent, interest on borrowed capital for acquiring the house, collection charges etc. As conversion charges payable are not specified under Section 25 of the Income Tax Act, deduction from annual income of allottee is not available.

Tenders for replacement of door, windows etc. in Mandir Marg Quarters, New Delhi

1529. SHRI SHIV PRATAP MISHRA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that tenders were invited for replacement of unserviceable